

Local Market Update – February 2026

A Research Tool Provided by Realcomp



Ann Arbor

Washtenaw County

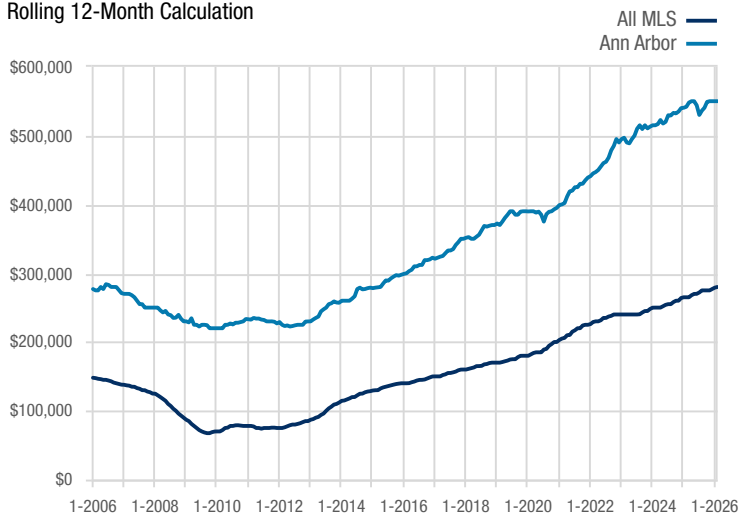
Residential Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	38	47	+ 23.7%	89	87	- 2.2%
Pending Sales	39	22	- 43.6%	70	46	- 34.3%
Closed Sales	36	26	- 27.8%	59	45	- 23.7%
Days on Market Until Sale	49	59	+ 20.4%	56	60	+ 7.1%
Median Sales Price*	\$520,000	\$483,500	- 7.0%	\$515,000	\$525,000	+ 1.9%
Average Sales Price*	\$541,394	\$639,248	+ 18.1%	\$595,427	\$628,252	+ 5.5%
Percent of List Price Received*	101.7%	99.5%	- 2.2%	100.4%	98.4%	- 2.0%
Inventory of Homes for Sale	56	87	+ 55.4%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

Condo Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	37	41	+ 10.8%	69	77	+ 11.6%
Pending Sales	30	13	- 56.7%	59	40	- 32.2%
Closed Sales	23	25	+ 8.7%	50	45	- 10.0%
Days on Market Until Sale	59	64	+ 8.5%	57	67	+ 17.5%
Median Sales Price*	\$315,000	\$290,000	- 7.9%	\$350,000	\$315,000	- 10.0%
Average Sales Price*	\$388,964	\$358,600	- 7.8%	\$430,191	\$463,524	+ 7.7%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	56	103	+ 83.9%	—	—	—
Months Supply of Inventory	1.4	3.0	+ 114.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

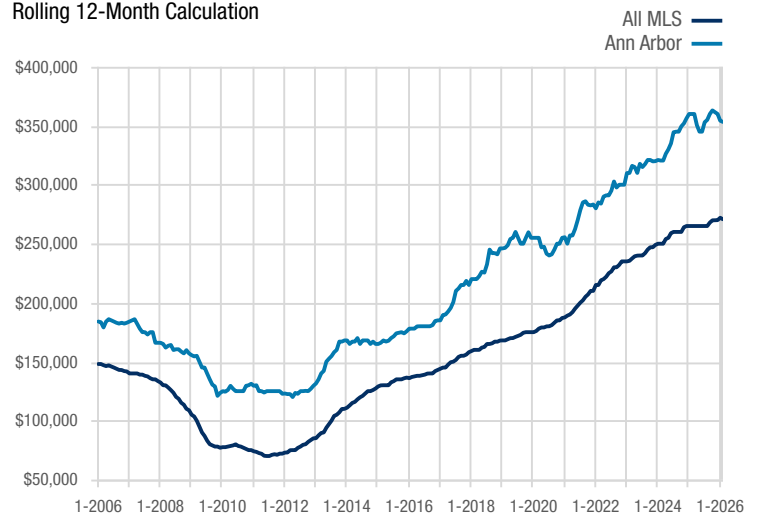
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.